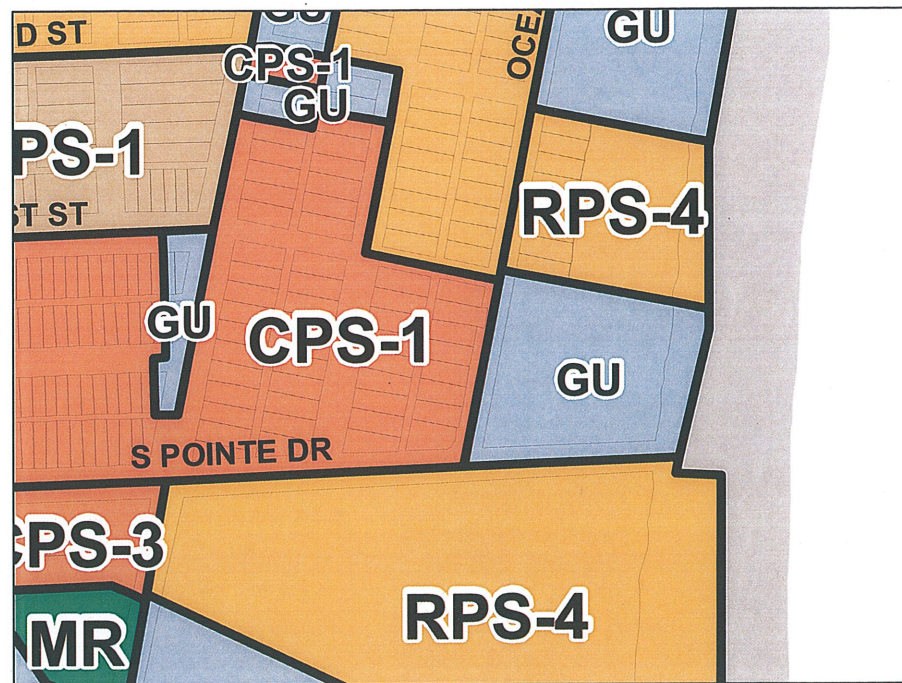
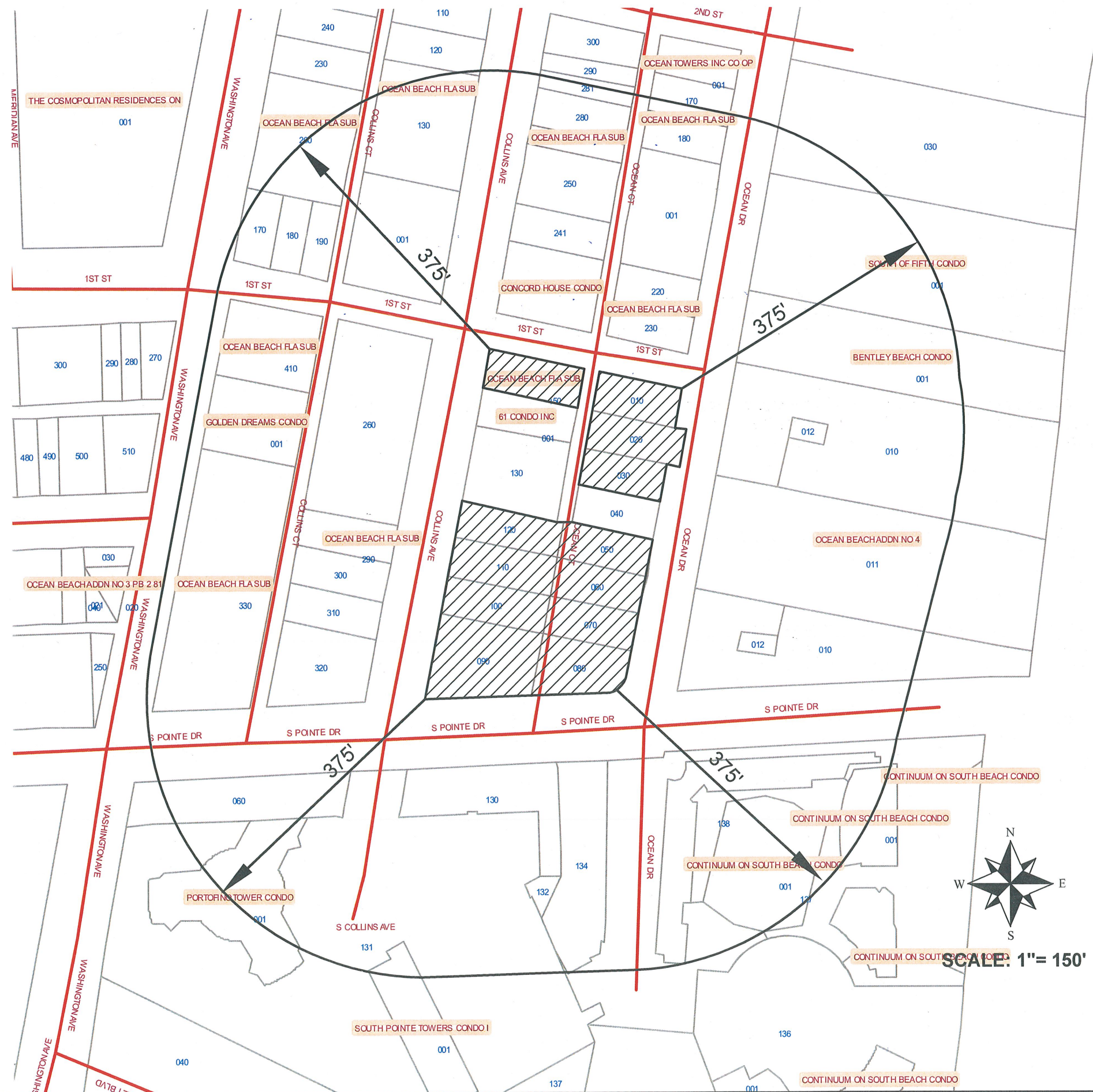


# CITY OF MIAMI BEACH ZONING ATLAS



## 375-FOOT RADIUS MAP:



### LEGAL DESCRIPTION:

Condominium Parcel No. 708 in "ONE OCEAN CONDOMINIUM", according to the Declaration of Condominium thereof, recorded March 24, 2016 in Official Records Book 30011 at Page 4424 of the Public Records of Miami Dade County, Florida.

Said "ONE OCEAN CONDOMINIUM" lying within Lots 1 through 3 and Lots 5 through 13 and Lot 17, and alley lying adjacent to Lots 5 through 13, closed per Resolution 2004-25655, Block 1 of "OCEAN BEACH, FLORIDA", according to the Plat thereof, as recorded in Plat Book 2, at Page 38 of the Public Records of Miami-Dade County, Florida. Less the easterly 15 feet for right-of-way.

**LOCATION:** 1 Collins Avenue, Unit 708, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-371-0490

**PREPARED FOR:** MARTIN E. FRANKLIN

**ORDER:** 170723

**DATE:** July 31, 2017

**The Zoning Specialists Group, Inc.**

7729 NW 146th Street

Miami Lakes FL 33016

Ph: (305)828-1210

[www.thezoningspecialistsgroup.com](http://www.thezoningspecialistsgroup.com)

**I HEREBY CERTIFY:** That all the properties shown herein are lying within a 375-foot radius from all boundary lines of the subject property.

BY: *Jose Lopez*  
JOSE F. LOPEZ, P.S.M.  
Professional Surveyor & Mapper  
No. 3086, State of Florida.

NOTE:  
NOT VALID UNLESS SEALED WITH  
THE SIGNING SURVEYOR'S SEAL